

September 16, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03PR0368

Virginia Credit Union
(Virginia Credit Union Operations Center)

Clover Hill Magisterial District
2500 Waterford Lake Drive

REQUEST: The applicant is requesting Planning Commission approval of a landscape plan as required by zoning Case 86S117.

RECOMMENDATION

Staff recommends approval of the landscape plan with two (2) conditions for the following reasons:

1. The proposed landscape plan complies with the Ordinance standards for internal parking lot landscape area and planting requirements.
2. The recommended conditions address compliance with the Ordinance and zoning condition requirements for perimeter landscaping adjacent to public rights of way, while allowing design flexibility for landscaping and the pedestrian walk system to accommodate security issues and availability of plant materials.

CONDITIONS

1. Revisions to the landscape plan and substitutions to the specified plant materials may be made provided such changes maintain the overall design concept, are documented on revised plans submitted to the Planning Department, and are approved by the Planning Department prior to installation.
2. Landscape plans shall be revised and submitted to the Planning Department for review and approval, addressing the following review comments:

Providing a FIRST CHOICE Community Through Excellence in Public Service.

1. Label the twenty-five (25) foot "buffer area" along the proposed east-west road public road as required by the Textual Statement of Case 86S117.
2. Label the fifty (50) foot "buffer area" along Charter Colony Parkway (formerly known as Old Hundred Road) as required by the Textual Statement of Case 86S117.
3. Within each of the required buffer areas noted above, indicate existing groups of trees to remain and proposed landscaping. Provide the following note for each buffer area:

"Perimeter Landscape C is required within buffer areas. Existing plant material within the buffer areas may be credited toward landscape requirements as determined in the field by an agent of the Planning Department. If insufficient vegetation exists, additional plant material will be required to satisfy landscape requirements. Prior to occupancy of the building, call the Planning Department to schedule an inspection of existing plant material."

4. Indicate the pedestrian walkway on the landscape plan in conformance with the walk on the final approved site plan.

Any improvements permitted within the buffer area, not shown on these plans, must be approved by the Planning Commission at a later date. For permitted improvements within the buffer area, reference the definition of buffer located in the background section of this report.

GENERAL INFORMATION

Associated Public Hearing Case:

86S117 – Gulfstream Development Corporation

Developer:

Virginia Credit Union

Location:

Fronting approximately 1,000 feet on the east line of Charter Colony Parkway, north of Carriage Creek Lane. Tax ID 730-691-Part of 4669 (Sheet 9).

Existing Zoning and Land Use:

I-1 with Conditional Use Planned Development; Vacant

Size:

19.15 acres

Adjacent Zoning and Land Use:

North - I-1 with Conditional Use Planned Development; Vacant
South - I-1 with Conditional Use Planned Development; Office
East - I-1 with Conditional Use Planned Development; Vacant
West - R-7 with Conditional Use Planned Development; Residential

BACKGROUND

Planning Commission approval of conceptual landscape plans is required by zoning Case 86S117, Textual Statement, General Condition 3.a.:

B. General Conditions.

1. Landscape Plans. The following landscape plans will be submitted:

- (a) A conceptual landscape plan will be submitted to the Planning Commission for its review contemporaneously with the schematic site plan. The conceptual landscape plan shall include the general location of existing vegetation to be retained, the location of proposed vegetative screening and buffers and extent of planting in parking lots and other internal site areas.

Landscaping and setback requirements along Charter Colony Parkway and project roads are specified in Textual Statement, General Condition 1. Buffer areas.

B. General Conditions. The following conditions would apply generally to the development of the Project.

1. Buffer areas. A 50-foot buffer area will be provided adjacent to Old Hundred Road (as relocated), and Genito Road. The buffer off Coalfield Road will be in accordance with the County's requirements. The buffer areas to be located adjacent to Powhite Parkway (as extended), would be reviewed on a site-by-site basis upon submission of schematic development plans for land adjacent to that road. A 25-foot landscape buffer area will be provided adjacent to all other Project roads.

(Note: Refer to the definition of "buffer areas" below as provided in the Textual Statement. The definition of buffer areas differs in this case from current Ordinance requirements and is more akin to current Ordinance standards for yard/setback requirements.)

The Textual Statement for Case 86S117 defines buffer area:

A. Definitions. For the sake of clarity, the following definitions will be used herein:

“Buffer area” – A portion of a site, typically along its common boundary with public roadways or other land uses, which is devoted substantially to open space and which would include existing natural vegetation, new lawns and planting, “berming” or a combination of these. No parking or buildings shall be constructed in a buffer area. The following improvements may be constructed in a buffer area, subject to the approval of the Planning Commission at the time of schematic plan review:

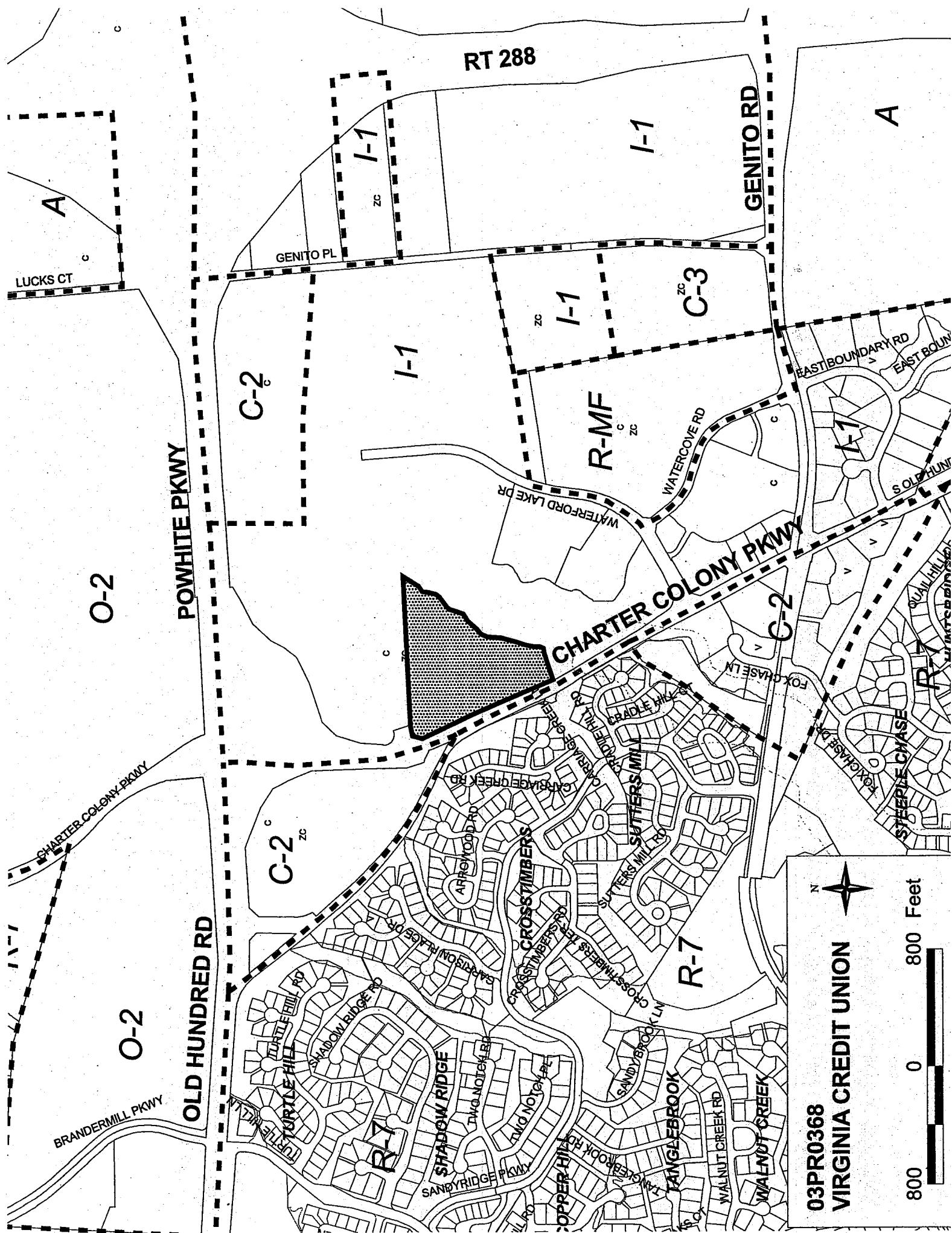
- (a) Jogging Paths
- (b) Regulatory and identification signage
- (c) Fences
- (d) Utilities
- (e) Roads and drives which are intended primarily for ingress to and egress from the applicable site.

Staff Landscape Notes:

- A. The trees proposed within the small diamond shaped planters within the parking lot are in excess of tree quantity requirements. Installation and/or replacement of such trees is not required.
- B. Deciduous tree sizes specified may be reduced to Ordinance minimum size standards (2-1/2 inch caliper).

CONCLUSION

Based on the information presented by the applicant and the recommended conditions, staff recommends approval of the conceptual landscape plan.



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COUNTY,
VIRGINIA



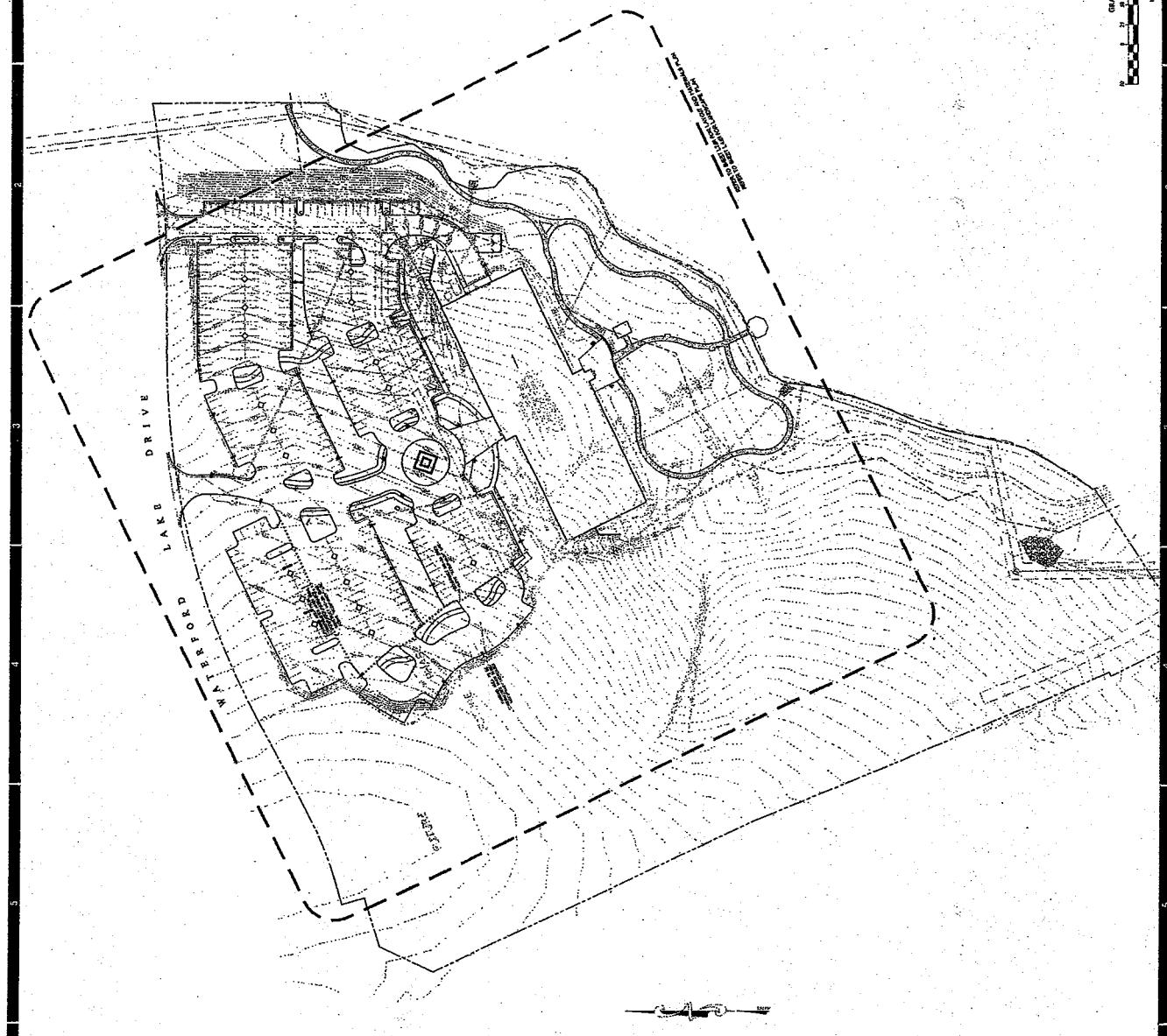
Higgins &
Gersbach

BASKERVILLE & SON
GENERAL CONTRACTORS
ESTABLISHED 1888
GENERAL BUILDERS
CONTRACTORS
GENERAL CONTRACTORS
GENERAL BUILDERS
GENERAL CONTRACTORS
GENERAL BUILDERS

AUGUST 21
2002

OVERALL KE
PLAN
2020386

NORTH
GRAPHIC SCALE
1/4 INCH = 100 FEET
100' 200' 300'



03PRO368-1

VIRGINIA
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CENTER

CHESTERFIELD
COUNTY,
VIRGINIA



Burgess &
Garnett

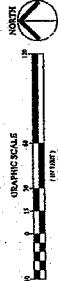
BASKERVILLE SON
GENERAL CONTRACTORS
P.O. BOX 3000 • 1000 EAST CHESTERFIELD ROAD
CHESTERFIELD, VA 23834 • (804) 524-2222

AUGUST 21,

MAIN STREET
ROUTE 1
ROUTE A
ROUTE B
ROUTE C
ROUTE D

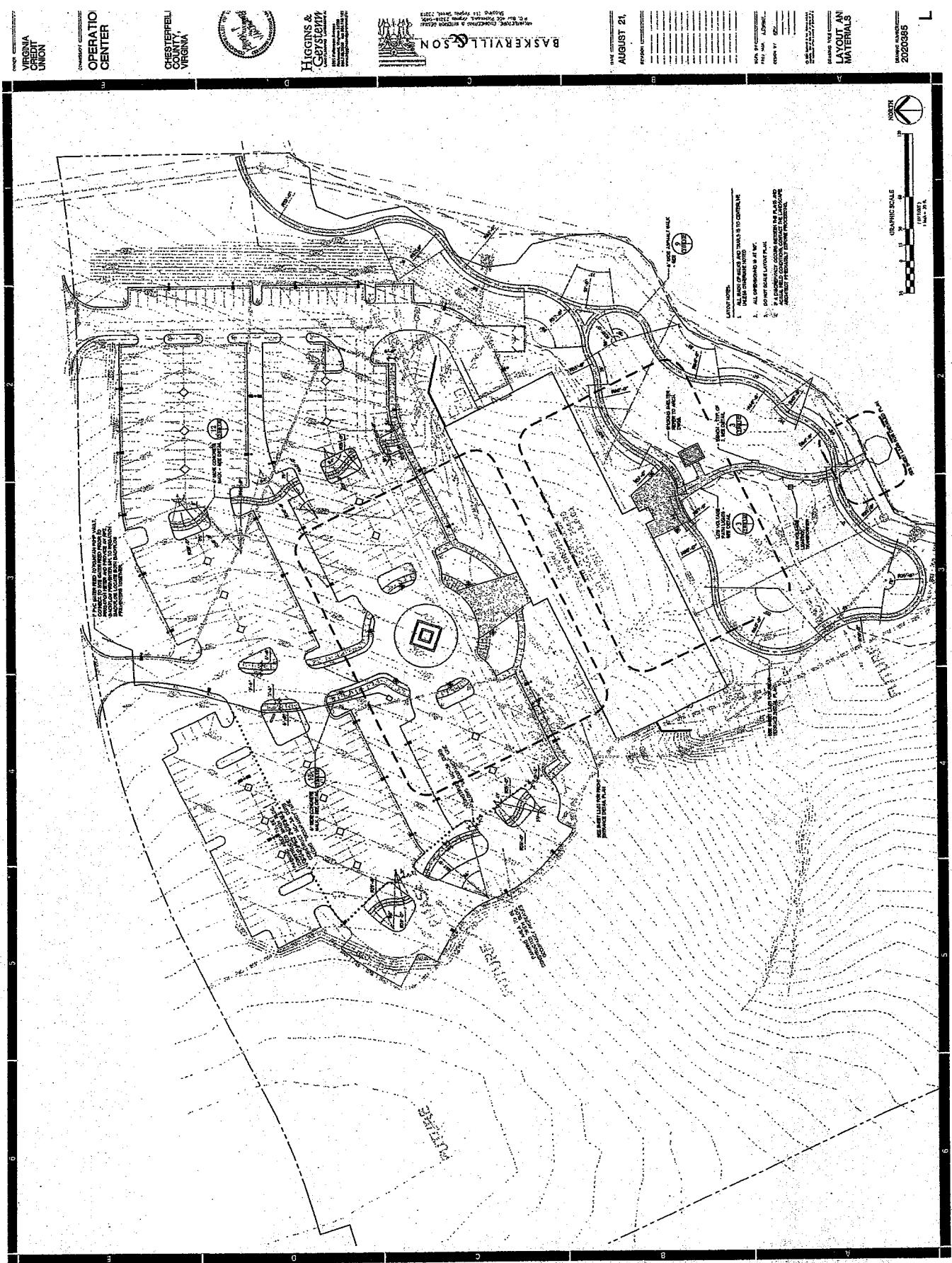
LAYOUT AND
MATERIALS

2020368



GRAPHIC SCALE

1/8 INCH = 20 FT.



03PRO368-2

VA
VIRGINIA
STATE
OPERATION

OPERATION
CENTER

CHESTERFIELD,
VIRGINIA



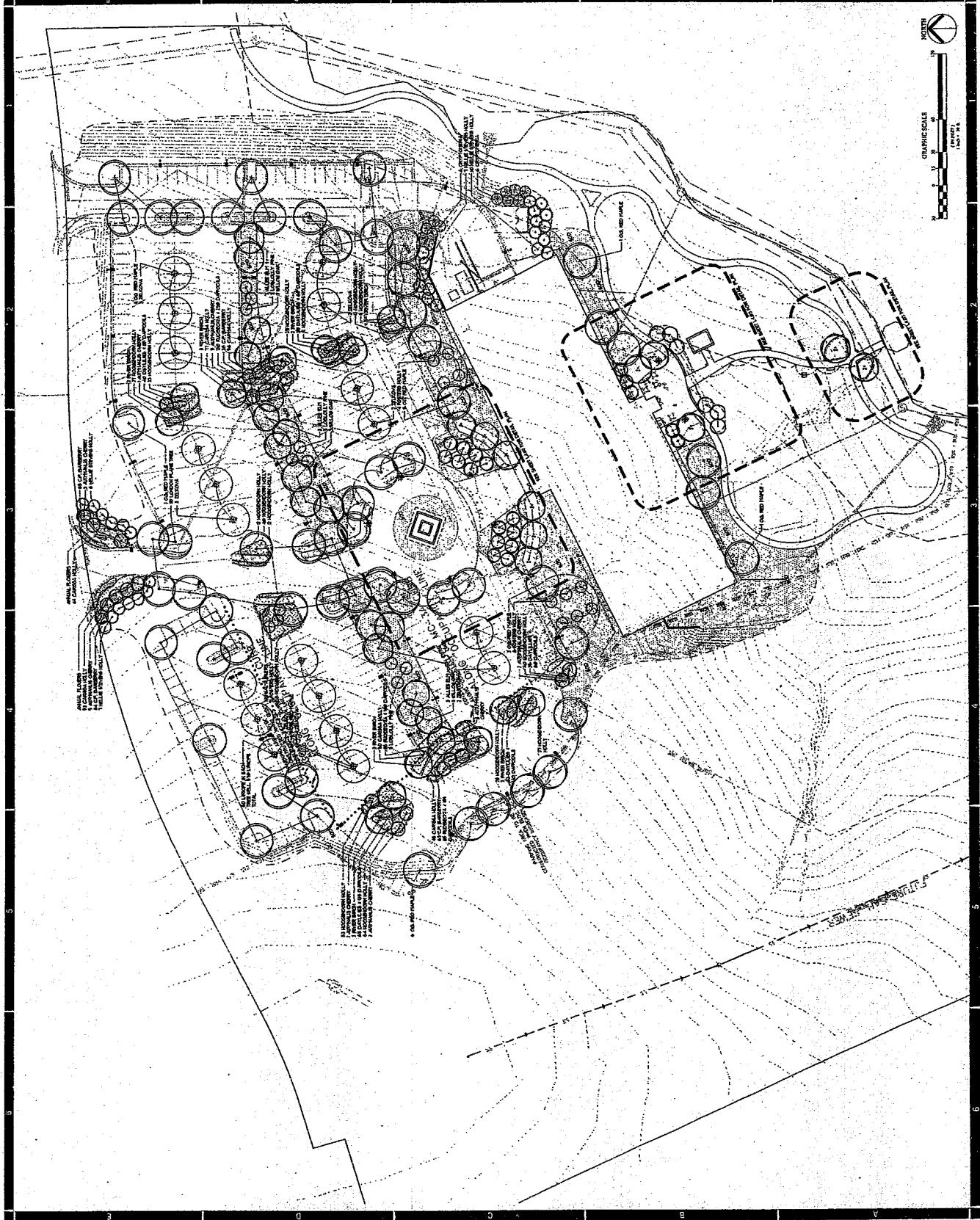
HIGGINS &
GRYSPERSON

BASKERVILLE & SON
LANDSCAPE ARCHITECTS
AND CONTRACTORS

AUGUST 21, 19

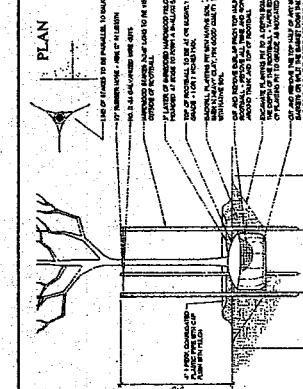
OVERALL
LANDSCAPE
DESIGN

2020368

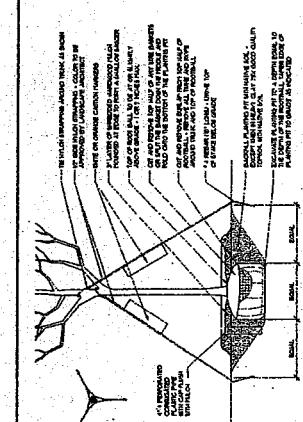


03PRO368-13

PLANT MATERIAL SCHEDULE



DECIDUOUS TREE STAKING DETAIL



NOT TO SCALE

PLANTING NOTES:

**1. CONTRACTOR SHALL NOT AUTHORIZE
TO PAY, DIRECTLY OR INDIRECTLY,
ANY PAYMENT TO THE OWNER
FOR THE WORKS UNLESS THE
OWNER HAS BEEN PAID IN FULL
FOR THE WORKS.**

**2. IN THE CONTRACTOR'S
DISCRETION, CONTRACTOR MAY
SUBSTITUTE EQUIPMENT,
MATERIALS, EQUIPMENT,
LABOR AND SERVICES
WHICH ARE EQUIVALENT
IN QUALITY AND
IN PRICE TO THOSE
SPECIFIED IN THE
CONTRACT DOCUMENTS.
THE CONTRACTOR
SHALL NOT BE
REPAID FOR THE COST
OF SUBSTITUTION,
UNLESS THE OWNER
REFUSES TO PAY
THE CONTRACTOR
THE AMOUNT
STATED IN THE
CONTRACT DOCUMENTS.**

**3. CONTRACTOR IS RESPONSIBLE
FOR THE DELIVERY OF
THE WORKS TO THE
OWNER AND FOR
THE MAINTENANCE
AND INSPECTION
OF THE WORKS
UNTIL THE WORKS
ARE ACCEPTED BY
THE OWNER.**

**4. CONTRACTOR SHALL NOT ASK
REIMBURSEMENT
FOR THE WORKS
UNLESS THE OWNER
HAS BEEN PAID
IN FULL FOR THE
WORKS.**

1. CONTRACTOR'S RESPONSIBILITY FOR CONSTRUCTION

ALL CONTRACTORS SHALL BE HELD RESPONSIBLE FOR THE CONSTRUCTION OF ALL BUILDINGS AND CONSTRUCTION WORKS LOCATED ON THE PROPERTY OWNED BY THE DISTRICT. A PERMIT OF 5 FEET FROM BOUNDARIES

2. APPROVAL AUTHORITY FOR HABITATION REQUIREMENTS

ALL MULTIFAMILY HOUSING UNITS SHALL BE SUBJECT TO APPROVED MATERIALS AND PLANNING PERMITS.

3. LANDSCAPE ARCHITECTURE TO BE USED

ALL PLANT MATERIALS AND PLANNING PERMITS

4. APPROVAL AUTHORITY FOR HABITATION REQUIREMENTS

A CONTRACTOR WILL APPLY NO MORE THAN

CHESTERFIELD CO.

1. SEEDS OR CULTIVATED PLANTS ON GOVERNMENT PROPERTY
OR ON LAND OWNED, CONTROLLED OR USED
BY THE STATE, OR BY ANY AGENCY OF THE
STATE, OR BY ANY PERSON, FIRM, OR CORPORATION
WHICH IS RECEIVING PAYMENT FROM THE
STATE FOR THE USE OR MAINTENANCE OF
THE PROPERTY, SHALL NOT BE PLANTED
OR GROWN, UNLESS THE PLANTING AND
CULTIVATION ARE APPROVED IN WRITING
BY THE STATE, OR BY THE AGENCY
OR PERSON RECEIVING PAYMENT FROM
THE STATE.

2. PLANTING OF SEEDS, AND CULTIVATING AND
MAINTAINING PLANTS ON GOVERNMENT PROPERTY
OR ON LAND OWNED, CONTROLLED OR USED
BY THE STATE, OR BY ANY AGENCY OF THE
STATE, OR BY ANY PERSON, FIRM, OR CORPORATION
WHICH IS RECEIVING PAYMENT FROM THE
STATE FOR THE USE OR MAINTENANCE OF
THE PROPERTY, SHALL NOT BE PLANTED
OR GROWN, UNLESS THE PLANTING AND
CULTIVATION ARE APPROVED IN WRITING
BY THE STATE, OR BY THE AGENCY
OR PERSON RECEIVING PAYMENT FROM
THE STATE.

3. NO CHANGES TO LANDSCAPE DESIGN OR PLANTING PLAN ON PERTINENT PROPERTY

4. LANDSCAPE BILL IS RELEASED AND PAID FOR PERTINENT PROPERTY AREA AND AT THE END OF THE CONTRACT TERM.

5. PLANT GUARANTEES, AND SEEDS MAILED TO THE CATERPILLAR COUNTY PLANTING COMPANY FOR THAT AREA.

6. THE OTHER PLANT MATERIALS ARE TO BE REPAINTED OR RELOCATED.

7. PLANT MATERIALS SHALL HAVE ALL STRONGEST DECODIMATERIALS BOUND OR MOVED.

HIGGINS &
GERSTEIN

BASKERVILLE

AUGUST 21

BOOK 67
PROV. OF
QUEBEC

DRAWING NUMBER: 222-
20202815
PLANT SCH.
PLANTING
NOTES AND
CALCULAT.

CHESTERFIELD COUNTY LANDSCAPE CALCULATIONS

GROUNDCOVER BED PLANTING DETAIL  **FLOWER BED PLANTING DETAIL** 

ENTRANT YARD (WATERFORD LANE DRIVE)

100'-00" X 35' W OF PERIMETER LANDSCAPE "C"	16 REQUIRED.
LARGE DECIDUOUS TREES	PER 50 LF. = 16 REQUIRED.
SMALL DECIDUOUS TREES	PER 30 LF. = 27 REQUIRED.
EVERGREEN TREES	1 PER 30 LF. = 21 REQUIRED.
SMALL evergreen shrubs	1 PER 10 LF. = 11 REQUIRED.

03PRO368-4

VIRGINIA
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COUNTY,
VIRGINIA.



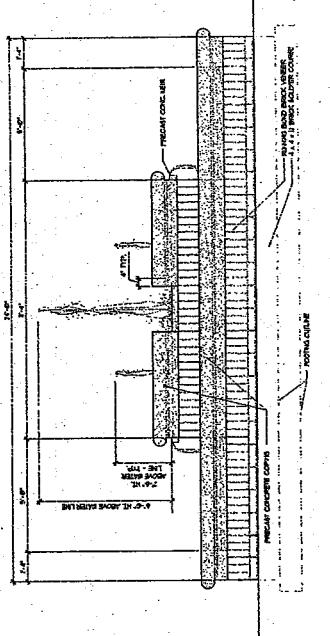
HIGGINS &
GERSTEIN

ASKEVILLE

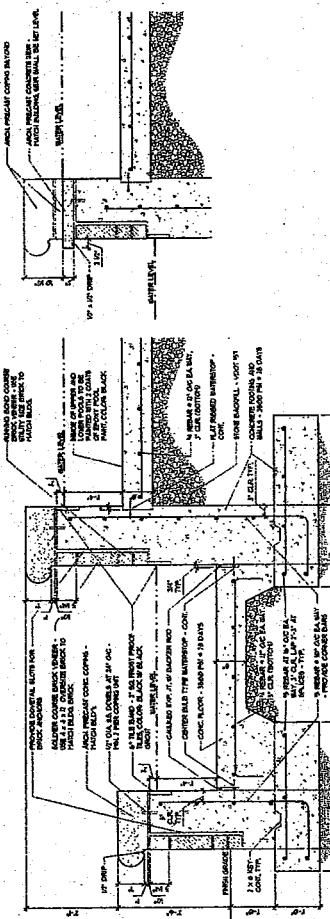
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AUGUST 21

FOUNTAIN C.

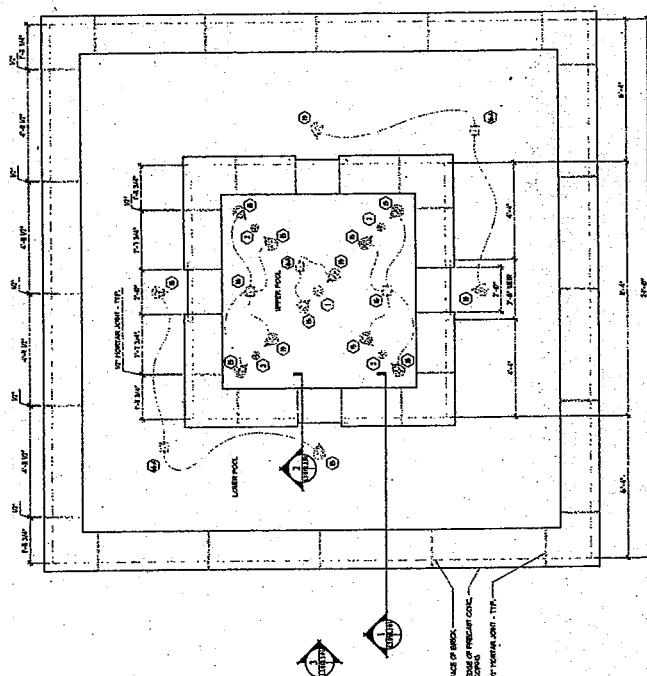
DR. ALBERT H. MEYER



**ELEVATION
TYPICAL FOUNTAIN ELEVATION**



**SECTION
2**
TYPICAL WEIR SECTION



**SECTION
FOUNTAIN SECTION**

PLAN
FOUNTAIN PLAN

03PRO368-5

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2020385
Brahma Muni

The diagram illustrates a vertical mast assembly, likely for a wind turbine. Key labeled parts include:

- FRAMED STAINLESS STEEL MAST
- KNEE BOLT
- REINFORCED THICK SKIN INTERNAL SHEATH
- LEAD SPRINGS
- SEALING WINGS
- STAINLESS STEEL ANCHOR CABLE
- VERT. LOFTED CONTRACTOR
- PROTECTIVE LINE COAT OR BLAZER
- REFLECTIVE TAPE

A separate detail shows a light fixture with a color cover.

**SECTION
4 PEDESTRIAN LIGHT FIXTURE "B"**

SECTION 7
FLAG POLE

**SECTION
SEAT WALL**

**SECTION
SEAT WALL**

The diagram illustrates the organizational structure of the NBER, featuring a central Executive Committee at the top connected to several main divisions: Research, Education, International, and Special Programs. Each division oversees specific committees and institutes.

- Research:** Includes the Board of Research, the Research Division, and the Research Seminar.
- Education:** Includes the Board of Education, the Education Division, and the Education Seminar.
- International:** Includes the Board of International, the International Division, and the International Seminar.
- Special Programs:** Includes the Board of Special Programs, the Special Programs Division, and the Special Programs Seminar.

Each division's seminar is connected to its respective board. The Research Seminar is also connected to the Board of International. The Education Seminar is connected to the Board of Special Programs. The International Seminar is connected to the Board of Research. The Special Programs Seminar is connected to the Board of Education.

LOW VOLTAGE TRANSFORMER

SECTION 12 CONCRETE SIDEWALK

LOW VOLTAGE TRANSFORMER

SECTION 12 CONCRETE SIDEWALK

LOW VOLTAGE TRANSFORMER

03PRO368-6

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UNION

OPERATIC
CENTER

CHESTERFIELD
COUNTY,
VIRGINIA



HOGGS &
Gersheim

BASKERVILLE & SON
GENERAL CONTRACTORS
AND ENGINEERS
SOUTHERN DIVISION

AUGUST 21,

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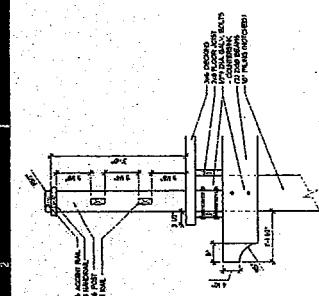
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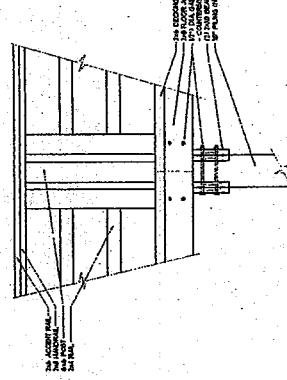
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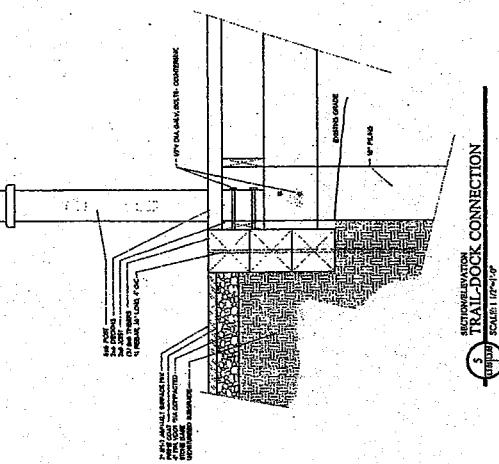
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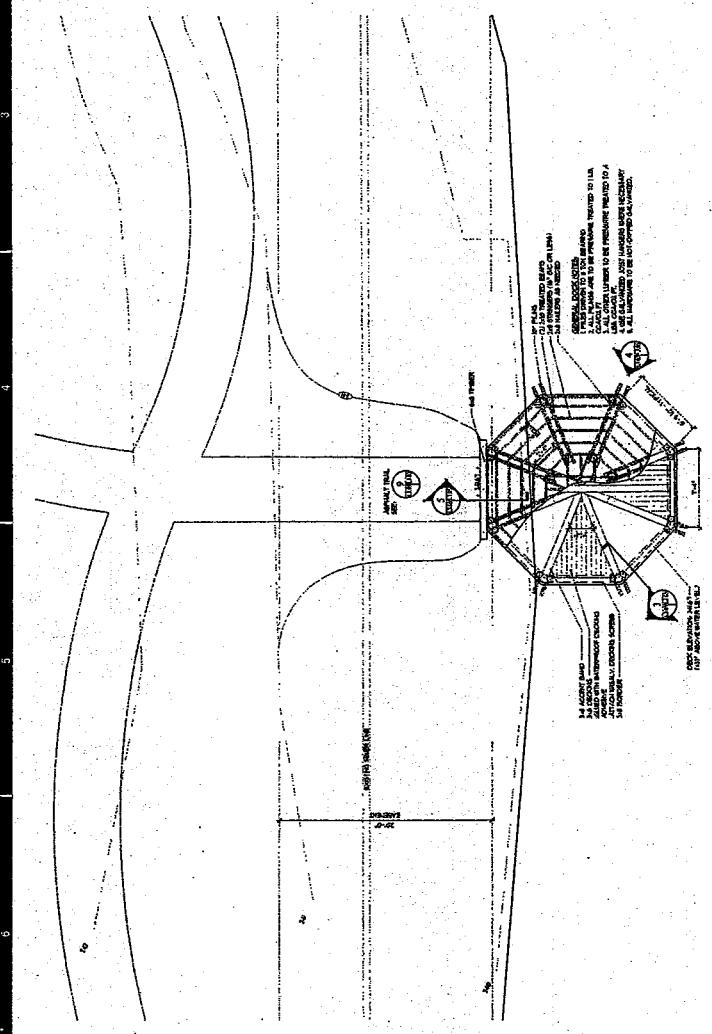
SECTION ELEVATION
HANDRAIL DETAIL
SCALE 1/4" = 1'-0"



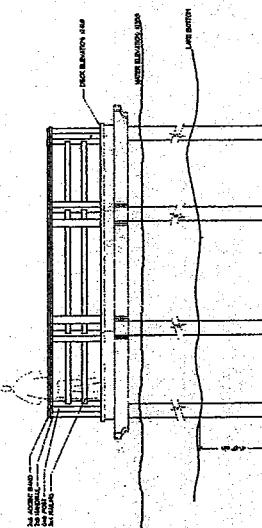
SECTION ELEVATION
PILENG DETAIL
SCALE 1/4" = 1'-0"



SECTION ELEVATION
DOCK-DOCK CONNECTION
SCALE 1/4" = 1'-0"



MAIN
DOCK OVERLOOK
SCALE 1/4" = 1'-0"



RIGHT SIDE
DOCK OVERLOOK
SCALE 1/4" = 1'-0"

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O3PRO368-7

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CHESTERF
COUNTY,
VIRGINIA



HIGGINS &
Geistman

BASKERVILLE SON & SONS
ARCHITECTS
INC.

AUGUST 21

REVISION

FRONT ENTRANCE
DETAIL PLAN
2020585

DETAILED PLAN OF FRONT ENTRANCE AREA



03PRO368-8

VIRGINIA
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CENTER

CHESTERF
COUNTY,
VIRGINIA



HIGGINS &
CONSTRUCTION
COMPANY

BASKERVILLE & SON

AUGUST 2

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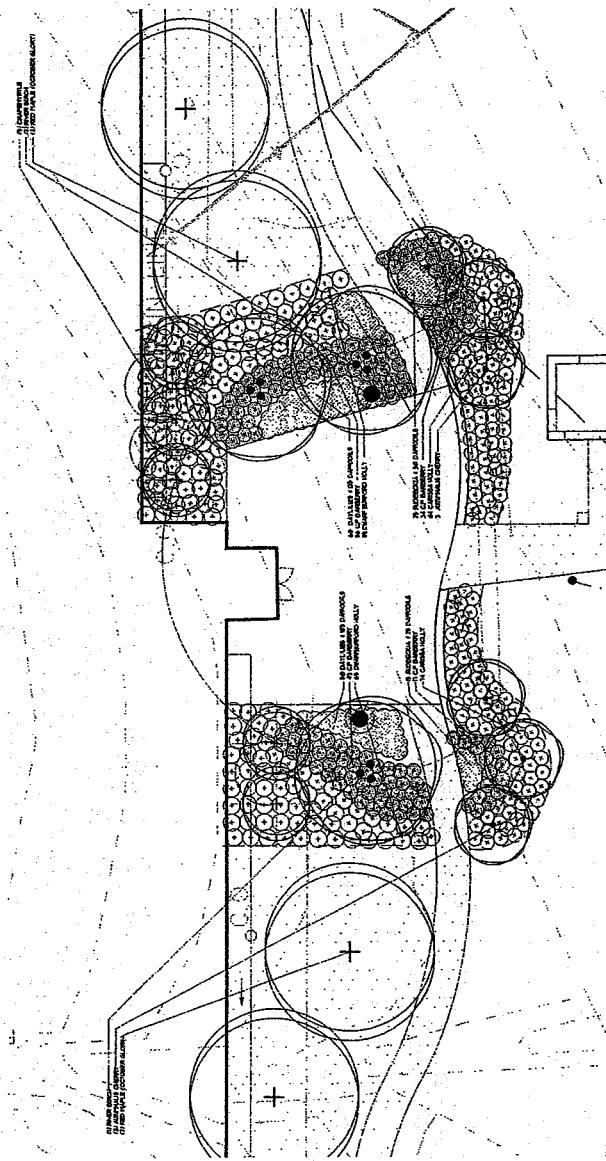
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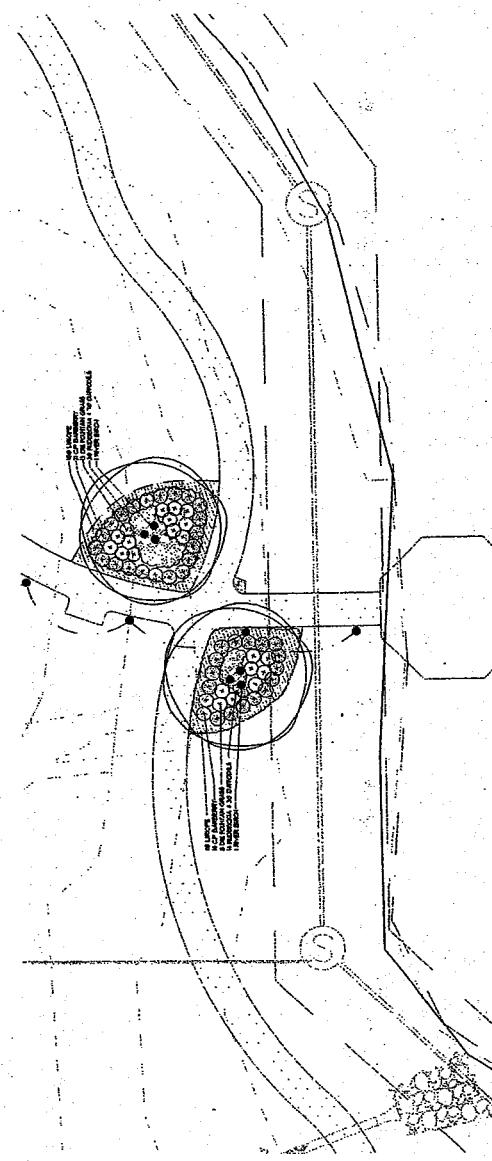
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DETAILED PLAN OF REAR ENTRANCE AREA



DETAILED PLAN OF DECK

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